

Westfield-Washington Advisory Plan Commission held a meeting on Monday, October 4, 2010 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Robert Smith, Dan Degnan, Pete Emigh, Bill Sanders, Cindy Spoljaric, Steve Hoover, Bob Horkay (7:14), Danielle Tolan (7:01), and Bob Spraezt

City Staff Present: Matthew Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Planner; and Brian Zaiger, City Attorney

Approval of the Minutes:

Motion to approve minutes of September 20, 2010 as presented.

Motion: Emigh; Second: Hoover; Vote: Pass by Voice Vote

Todd read the Rules of Procedures and the Rules of Conduct.

Smith announced continued items.

ITEMS OF BUSINESS

Case No. 1010-DP-10 & 1010-SIT-08

Petitioner Bakx Real Estate, LLC

Description 501 Enterprise Drive; Petitioner requests a Development Plan and Site Plan Review for a 4,096 square foot building addition, located on approximately 1.679 acres in the EI District

Murray reviewed the petition, which is a proposed building addition to the current structure in the Alpha Tau Business Park. He stated this project has been to the Technical Advisory Committee and that staff is working with the petitioner to finalize the landscape plan, lighting plan, and a few miscellaneous items, which will be resolved before the next meeting. He further stated that there is no action required of the Commission at this time.

A Public Hearing opened at 7:07 p.m.

No one spoke, and the Public Hearing closed at 7:08 p.m.

Sanders asked about the building materials and whether they match current materials.

1
2 Murray responded that the building materials include concrete masonry unit, metal
3 siding, split face concrete block as well as a scored block. He further noted that the
4 petitioner is planning on painting the entire structure, including the new addition.
5

6 Sanders asked if the truck doors are at grade or is there an interior dock.
7

8 Murray responded that the truck doors are at grade.
9

10
11 Case No. 1010-DP-11 & 1010-SIT-09
12 Petitioner Westfield Youth Sports, Inc.
13 Description 747 West 161st Street; Petitioner requests a Development Plan and Site
14 Plan Review for a 1,200 square foot storage building, located on approximately
15 59 acres in the SF-2 District.
16

17 Todd reviewed the petition, which is for a storage building located on the Shamrock
18 Springs Elementary School site. Todd stated that the building would be for athletic
19 equipment for Westfield Youth Sports, Inc. (WYSI). Todd stated that this item has
20 appeared before the Technical Advisory Committee, and there are a couple of
21 outstanding items, including a landscaping plan and building orientation. He further
22 stated that the City's standards state that loading facilities and overhead doors cannot face
23 a public street, and also if the doors face a residential district, certain screening must
24 occur. He stated that the petitioner is seeking a waiver from this standard. He stated that
25 staff is recommending the waiver apply to both front and rear elevation of this structure
26 and that the waiver be approved. Todd also stated that staff is recommending approval of
27 the development plan and site plan this evening, requesting that the Commission delegate
28 the final approval of the landscaping plan to staff.
29

30 Hoover asked who owns the building and who would be responsible for the maintenance.
31

32 Todd responded the school has consented to the building of the storage structure.
33

34 Mr. Dave Schmitz stated that WYSI appeared before the school board in September and
35 received approval for this plan. He further stated that WYSI will pay for the building
36 construction and maintenance.
37

38 A Public Hearing opened at 7:18 p.m.

39 No one spoke, and the Public Hearing closed at 7:19 p.m.

40 Motion: To approve waivers for 1010-DP-11 & 1010-SIT-09

41 Motion: Emigh; Second: Sanders; Vote: 9-0

42 Motion: To approve 1010-DP-11 & 1010-SIT-09 as presented.

43 Motion: Emigh; Second: Horkay; Vote: 9-0

1
2 Case No. 1010-PUD-12
3 Petitioner City of Westfield
4 Description 2432 East South Street; Petitioner requests a change in zoning of
5 approximately 0.12 acres from AG-SF1 to the Kalorama Park PUD.
6

7 Murray reviewed the petition, which is a change in zoning request to the Kalorama Park
8 PUD District. He stated that this request would change the legal description of the
9 Kalorama Park PUD. He further stated that this petition was introduced to the Westfield
10 City Council and has appeared before the Technical Advisory Committee, where there
11 were no comments or concerns raised. Murray stated that there is no action required by
12 the Commission this evening.
13

14 Skelton discussed the background on how the rezone request came about.
15

16 A Public Hearing opened at 7:24 p.m.
17

18 No one spoke, and the Public Hearing closed at 7:25 p.m.
19

20 Motion: To send 1010-PUD-12 to the Westfield City Council with a favorable
21 recommendation.
22

23 Motion: Sanders; Second: Degnan; Vote: 9-0.
24
25

26 Case No. 1010-PUD-11
27 Petitioner Pulte Homes of Indiana
28 Description Southeast Corner of 161st and Oak Ridge Road; Petitioner requests
29 amendments to the development standards of the Viking Meadows PUD.
30

31 Todd reviewed the request, which is to modify some of the development and architectural
32 standards found in the Viking Meadows PUD ordinance. He stated that there are some
33 items identified in the staff report, including modifications to some of the development
34 and architectural standards, as well as modifications to the number of units being
35 proposed for Areas A, E, and F. Todd added that staff will be reviewing the
36 Comprehensive Plan with regard to any issues discussed tonight and will supplement the
37 next staff report based on such review. He further stated that since the City Council
38 introduction on September 13, 2010, the petitioner has meet with neighbors several times.
39

40 Mr. Steve Hardin, Baker & Daniels, representing Pulte Homes, reviewed the details of
41 the request. He stated that Pulte is working through a list of requests and suggestions
42 from the existing homeowners in Viking Meadows. Hardin stated that the petitioner
43 anticipates submitting a revised PUD ordinance before the next Commission meeting.
44 He discussed a number of the proposed revisions and areas of tentative agreement,
45 including enhancing perimeter landscaping around Oak Ridge Road and 161st Street by
46 increasing the width of the buffer from 30 feet to 40 feet, increasing the existing mound

1 from 3 feet to 5-6 feet, and increasing the buffer plantings to twelve trees per 100 feet.
2 He further stated that the definition of masonry was proposed to include fiber cement
3 board. He mentioned that Pulte is revising their product line for this neighborhood, and
4 he noted that examples will be included in the next packet. Hardin stated that a phasing
5 plan will be created, so that certainty can be brought regarding the completion of the
6 clubhouse and other amenities. He also stated that Pulte has eliminated the standard
7 which would allow a 20% reduction in standards for Parcel A. Hardin stated that details
8 will be forthcoming regarding, enhanced landscaping, common areas, buffers, and
9 connectivity to the Monon Trail. He further stated that Pulte will review and consider the
10 architectural and development standards for Union Street Flats, as they may be able to be
11 used or modified for Parcels E and F.

12
13 A Public Hearing opened at 7:42 p.m.

14
15 Mr. John Dietz; 1212 Emerald Viking Court; expressed concern regarding the density of
16 the proposed changes to Parcels E and F.

17
18 Ms. Denese Stachowiak; 930 Viking Sunrise Lane; expressed concern about the
19 devaluing of her family's home, stating they live in Parcel B, Two Gaits, and are the only
20 homeowners in that section and that nothing has been said to them about what will
21 happen around them.

22
23 Mr. Joseph George; 15714 Shining Spring Drive; expressed concern regarding property
24 values, amenities not being completed, and the vision of Viking Meadows being stalled
25 and failing due to the economy. However, he believes that an agreement can be reached
26 through more discussion, more transparency, and more information sharing.

27
28 Mr. Edward Anania; 14947 Mercury Court, Carmel, IN; who represents Viking LLC,
29 discussed the specific concessions agreed to in the Bluegrass section, including:
30 reducing minimum lot width from 75 feet to 65 feet, reducing right-of-way from 50 feet
31 to 40 feet, reducing minimum square footage on two-story homes from 2,200 square feet
32 to 2,000 square feet, reducing number of corner breaks on rear facades, reducing the
33 minimum lot size from 9,250 square feet to 8,450 square feet, increasing the number of
34 lots from 138 to 178, and reducing the minimum set back from 15 to 14 feet. He added
35 that items still remaining open include: architectural standards, "masonry" definition,
36 border area (161st Street and 156th Street), and the existing platted developed Section 1 of
37 the Meadowlands. He further stated that the undeveloped sections of Meadowlands and
38 Two Gaits should be treated differently from the platted and developed sections. He
39 stated that the homeowners have agreed not to remonstrate against the proposed
40 amendments in exchange for the concessions that Pulte has agreed to.

41
42 Mr. Robert O'Brien; 926 East 161st Street; expressed concern about the development but
43 wished to actively reinforce his concern and direct opposition to the density proposed by
44 Pulte, primarily in Parcels E and F, but for the rest of the parcels as well. He also
45 expressed opposition to the proposed setback changes.

1
2 Ms. Linda Naas; 1122 East 161st Street; expressed concern about density and referred to
3 the Comprehensive Plan. She asked the Commission to review the Comprehensive Plan
4 with regard to the proposed amendments to the Viking Meadows PUD. She also
5 mentioned that Pulte stated that they would build to the original PUD ordinance, and
6 asked the Commission to consider that the original PUD may be the best use of the
7 property.
8

9 Mr. Jerry Ott; 1644 Fry Road, Greenwood, IN; representing a current homeowner in the
10 Valley View section, expressed their concerns regarding private gating and fencing,
11 which was previously agreed to with Precedent and has not yet been completed.
12

13 Mr. Greg Cradick; 1224 Sommerville Drive; requested information from Pulte on what is
14 being proposed to be built in the Meadowlands section.
15

16 Mr. Mic Mead; Oak Road; expressed concern that the Commission not add to the
17 inventory of homes for sale in a higher density level as Pulte is asking, and that the
18 Commission be patient with the PUD as previously approved.
19

20 The Public Hearing closed at 8:15 p.m.
21

22 Hoover commended the petitioner and the neighbors for the progress made thus far and
23 voiced his support for whatever the majority of the neighbors would like to do.
24

25 Spoljaric expressed concern about the density in Parcels E and F.
26

27 Sanders believes that, in light of the current economic situation, it might not be advisable
28 to pursue any type of aggressive multifamily development at this time.
29

30 Degnan encouraged the public to continue to communicate their feedback to Commission
31 members through the APC email address found on the City's website.
32

33 **ADJOURNMENT** (8:27 p.m.)
34

35 Approved (date)
36
37

38 _____
39 President, Robert Smith, Esq.
40
41

42 _____
43 Vice President, Cindy Spoljaric
44
45

Secretary, Matthew S. Skelton, Esq., AICP